



Housing Rehabilitation Loan Programs

Improving housing and preserving neighborhoods

BALTIMORE COUNTY SINGLE FAMILY REHABILITATION LOAN PROGRAM

The Single Family Rehabilitation Loan Program is designed to assist income eligible homeowners with low cost or no cost loans to correct hazardous conditions, eliminate safety hazards, repair or replace major systems, correct interior and exterior deficiencies, energy improvements, modifications for persons with disabilities and eliminate lead based paint hazards.

Income limits are subject to change annually. Please contact the office for the most current limits in effect.

MARYLAND HOUSING REHABILITATION LOAN PROGRAM (MHRP)

The Maryland Housing Rehabilitation Loan Program is designed to assist income eligible homeowners with low cost or no cost loans to correct hazardous conditions, eliminate safety hazards, repair/replace major systems, correct interior and exterior deficiencies, energy improvements, modifications for persons with disabilities and eliminate lead based paint hazards. This program is funded by the Maryland Department of Housing and Community Development.

LEAD HAZARD REDUCTION GRANT AND LOAN PROGRAM (LHRP)

Provides funds to assist homeowners and landlords to lessen the risk of lead poisoning and preserve the housing stock by reducing or eliminating lead based paint hazards. This program is funded by the Maryland Department of Housing and Community Development.

FIND US ONLINE
[baltimorecountymd.gov/Agencies/
 planning/housingopportunities/
 singlefamilyrehab.html](http://baltimorecountymd.gov/Agencies/planning/housingopportunities/singlefamilyrehab.html)

**Baltimore County Department of Planning
 HOUSING OPPORTUNITIES PROGRAM**
 The Jefferson Building, Suite 201
 105 West Chesapeake Avenue, Towson, Maryland 21204
dsparks@baltimorecountymd.gov 410-887-3124 MD Relay: 711

Baltimore County Single Family Loan Program

PROPERTY CRITERIA An eligible property is a single-family, owner occupied dwelling in Baltimore County.

ELIGIBLE REPAIRS Interior and exterior deficiencies including: repairs to major systems (heat, electrical and plumbing), elimination of safety hazards, installation of energy conservation features, modifications for persons with disabilities and removal of lead-based paint hazards.

ELIGIBLE BORROWERS Eligibility is limited to those households where income does not exceed 80% of the area median, adjusted by family size.

LOAN TERMS

The allowable loan will vary depending upon property value. The maximum assistance is limited to \$35,000.

Secured debt, including the County loan, may not exceed 110% of the assessed or appraised value of the property.

Loan payment may be deferred or may be repaid in monthly installments at a low interest rate. Debt must be repaid upon discontinuance of owner occupancy or sale of the home.

Closing and recording costs may be included in the loan.

Other Requirements:

All persons listed on the Deed must agree to the loan terms and will be required to sign closing documents.

Mortgage and property tax payments must be current and the title to the property must be clear of liens and judgments.

The property must be insured to cover all indebtedness.

Repairs must be made by a licensed, insured contractor.

Maryland Housing Rehabilitation Loan Program

PROPERTY CRITERIA An eligible property is a single-family, owner occupied dwelling or a multi-family property with up to four rental units in Baltimore County.

ELIGIBLE REPAIRS Interior and exterior deficiencies including: repairs to major systems (heat, electrical and plumbing), elimination of safety hazards, installation of energy conservation features, modifications for persons with disabilities and removal of lead-based paint hazards. Some general improvements may be allowed.

ELIGIBLE BORROWERS Eligibility is limited to those households where income does not exceed 80% of the area median, adjusted by family size.

LOAN TERMS:

Secured debt, including the MHRP loan, may not exceed 110% of the after-rehab value as determined by assessment or appraisal.

The interest rate on a MHRP loan is determined on the basis of income and ranges from 0%-6%. The term is 20 years. Very low income families may qualify for a deferred payment loan. The loan must be repaid upon discontinuance of owner occupancy or sale of the home.

There is an administrative fee which may be included in the loan along with closing and recording costs.

Other Requirements:

Borrower must have a satisfactory credit rating.

All persons listed on the Deed must agree to the loan terms and will be required to sign closing documents.

Mortgage and property tax payments must be current and the title to the property must be clear of liens and judgments.

The property must be insured to cover all indebtedness.

Repairs must be made by a licensed, insured contractor.

Lead Hazard Grant and Loan Program

PROPERTY CRITERIA An eligible property is a single-family, owner occupied dwelling or rental property. The unit must be in need of lead hazard reduction activity, constructed prior to 1950, structurally sound upon completion of the lead hazard reduction activity and if a rental unit, must be registered with the Maryland Department of the Environment (MDE).

ELIGIBLE REPAIRS Door and window treatments and replacement, floor treatments, paint removal, stabilization and repainting, encapsulation, enclosure and specialized cleaning.

ELIGIBLE BORROWERS Must own and occupy the dwelling to be repaired as a principal residence or as residential rental. There are no income limits for this program.

LOAN TERMS:

Assistance is provided in the form of a grant or loan and is based on the applicant's ability to repay.

Maximum assistance may not exceed \$25,000 per unit.

The interest rate on a LHRP loan ranges from 0%-6%. The term is 20 years.

Fees apply and may be included as part of the loan. Match requirements may apply.

Other Requirements

Borrower must have a satisfactory credit rating.

All persons listed on the Deed must agree to the loan/grant terms and will be required to sign closing documents.

Mortgage and property tax payments must be current and the title to the property must be clear of liens and judgments.

The property must be insured to cover all indebtedness.

Repairs must be made by a licensed, insured contractor.

